

Note: At 6.56pm, Councillors Ferguson and Jago left the Chamber having disclosed pecuniary interests in this Item.

Note: At 6.56pm, Councillor, Di Pasqua left the Chamber having disclosed a significant non-pecuniary interest in this Item.

ITEM 9.3 1 KING STREET, CONCORD WEST - PROPONENT PLANNING PROPOSAL

Note: The following people addressed Council on this Item during Public Forum:

- *Saul Moran (representing Billbergia)*
- *Paul Addison (representing Billbergia)*
- *Steve Maxwell, resident*
- *Alice Mantel, resident*
- *Gordon Cole, resident*

RESOLVED 269/23

Moved: Cr Megna

Seconded: Cr Bazouni

That:

1. Council endorse Planning Proposal – 1 King Street, Concord West, as shown at Attachment A to the subject report, for submission to the Department of Planning and Environment with a request for Gateway Determination, subject to the following amendments:
 - a) Application of a R4 High Density Residential Zone consistent with the draft Land Zoning Map at Attachment X
 - b) The maximum Floor Space Ratio be reduced to 2.23:1, consistent with the draft Floor Space Ratio Map, provided at Attachment X
 - c) The maximum height of buildings be reduced, consistent with the draft Height of Buildings Map, provided at Attachment X
 - d) Application of Active Street Frontages, consistent with the draft Active Street Frontages Map, provided at Attachment X
 - e) Identification of reservation for local road widening, consistent with the draft Land Reservation Acquisition Map, provided at Attachment X
 - f) Inclusion of the land on the Key Sites Map at Attachment X
 - g) Inclusion of new clause that requires the total gross floor area of all buildings on the land, other than residential accommodation, to be a minimum of 3,500m² and a maximum of 5,000m².
 - h) The proposed 'Exception to height of buildings' clause, 'Balconies on certain residential buildings' clause and the proposed 'Additional Permitted Use' be removed.
 2. The following information be provided prior to the Planning Proposal being submitted to the Department of Planning and Environment for a Gateway Determination:
 - a) a 'Better Outcomes Study' that clearly demonstrates better outcomes are delivered than identified in the *Parramatta Road Corridor Urban Transformation Strategy* and
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the *Parramatta Road Corridor Implementation Plan* as required by Local Planning Direction 1.5;

- b) an Arborist Report that identifies the Safe Useful Life Expectancy (SULE) Rating of all existing trees and confirms the significance of trees to be retained, trees to be removed and strategies to ensure the health of retained and new trees;
 - c) an updated Economic Impact Assessment that addresses the inconsistency with Local Planning Direction 7.1 Employment Zones;
 - d) an updated Flood Assessment that demonstrates consistency with Local Planning Direction 4.1 Flooding and considers the preferred mitigation strategy for George Street; and
 - e) an updated Traffic Report that addresses the Peer Review prepared by Stantec on behalf of Council, provided at Attachment V and assesses the proposed upgrade to the intersection of George and Pomeroy Streets.
3. The following information be provided prior to public exhibition:
 - a) a Detailed Environmental Site Investigation (DESI)
 - b) a preliminary assessment carried out in accordance with the ASSMAC Acid Sulphate Soil Manual
 4. Council prepare a draft Development Control Plan for the site.
 5. Council prepare a draft amendment to the Canada Bay Local Infrastructure Contribution Plan to include the upgrade to the intersection of George Street and Pomeroy Street.
 6. Authority be delegated to the General Manager to negotiate a draft planning agreement.
 7. Authority be delegated to the General Manager to make any minor variations to the Planning Proposal to correct any drafting errors or ensure it is consistent with the Planning Proposal following the receipt of a Gateway Determination.
 8. The updated Planning Proposal – 1 King Street, Concord West, the draft Development Control Plan, draft Local Infrastructure Contribution Plan and draft Planning Agreement be endorsed for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination.
 9. Council notes with concern that the George St and Pomeroy St intersection is forecast to have unacceptable queuing and delays.
 10. The matter of the intersection be referred to a Councillor Workshop as soon as possible for Council officers to present progress on intersection design, funding options, and program to upgrade the intersection.

In Favour: Crs Bazouni, Cordaro, Little, Megna and Ruggeri

Against: Nil

CARRIED 5/0

Note: Crs Di Pasqua, Ferguson and Jago returned to the chamber at 7.07pm.